

# **CITY OF ST. LOUIS, MISSOURI**



## **CAPITAL IMPROVEMENTS PLAN**

**FISCAL YEARS 2014 – 2018**

**As Adopted  
June 28, 2013**



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## INTRODUCTION TO CAPITAL IMPROVEMENTS PLAN

### Overview

The 2014-2018 Capital Improvements Plan identifies the projects funded in FY2014 through the Capital Budget and the projects tentatively scheduled for the following four years. Projects included in the Capital Improvements Plan from 2014 to 2018 have an estimated cost of \$320 million. The projects will be funded through a combination of local, state, and federal sources.

Projects included in the Capital Improvements Plan have been grouped into three major categories. These categories are road and bridge improvements, neighborhood stabilization projects, and facility improvements and equipment replacement. A description of each project is presented in this report under the appropriate category heading.

This report also includes the Capital Budget for fiscal year 2014. The FY2014 Capital Budget funds the first year of this Capital Improvements Plan. Funding requirements for the other fiscal years are estimates and will be reviewed annually as part of the Capital budgeting process.

Information in this report is presented in the following format:

- *Section I: Introduction to Capital Improvements Plan* - This section presents an overview of the capital improvement program, the planning process, and highlights of the program.
- *Section II: Five Year Summary* - A summary of projects planned for the next five years and funding sources are included in this section.
- *Section III: Project Detail* - This section includes a detailed description of each project planned for the next five years. Projects have been grouped into three categories -- road and bridge improvements, neighborhood stabilization, and facility improvement and equipment replacement.



- *Section IV: FY2014 Capital Improvements Budget* - This section includes the Capital Improvements Budget for FY2014. The Capital Committee has recommended a Budget for FY2014 of \$37 million. The five major areas of capital improvement spending are citywide, major parks, recreation centers, police department, and ward improvements.

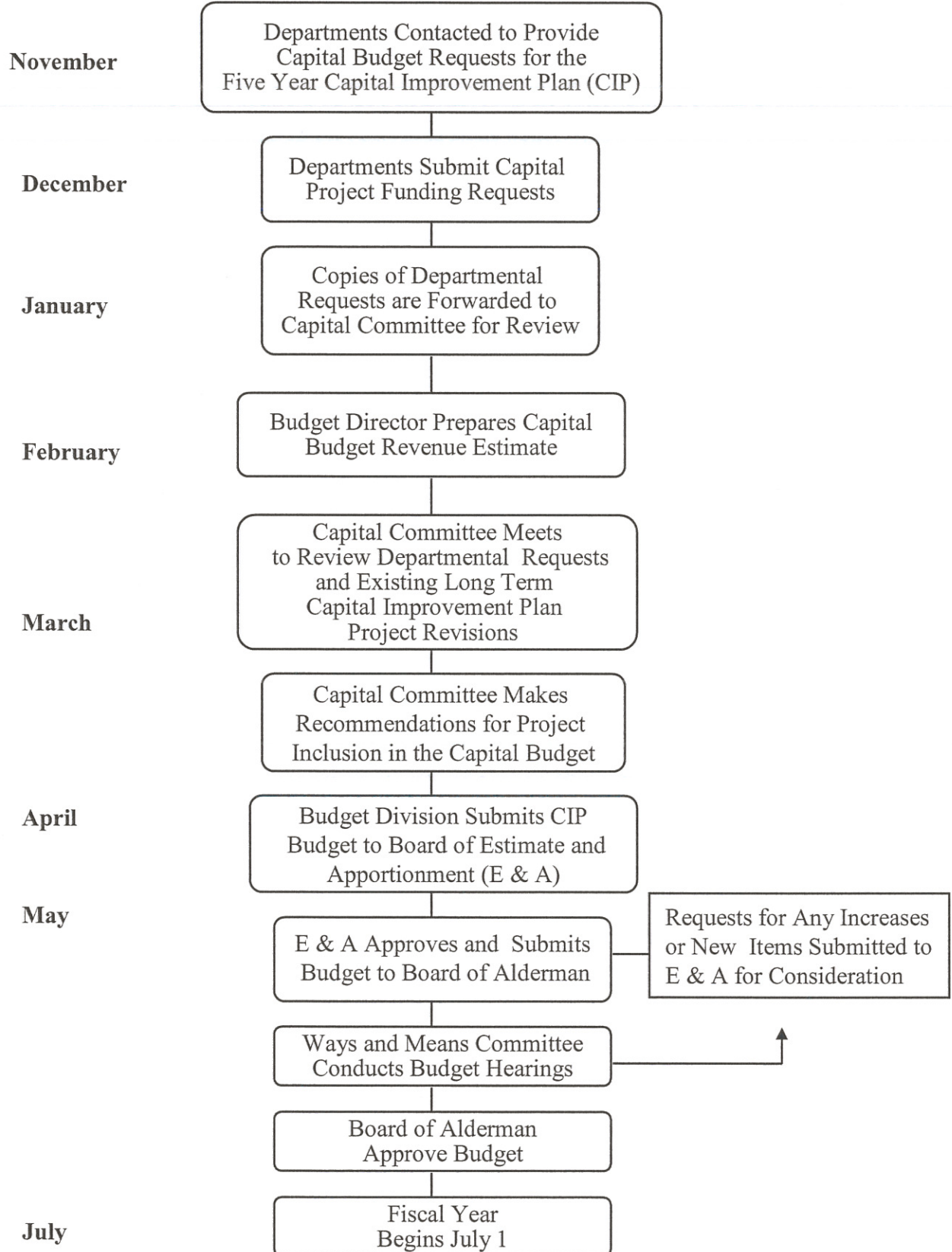
The ordinances relating to the capital improvement program are included in the appendix.

### **Capital Planning Process**

To address the City's pressing capital infrastructure and equipment needs, the City of St. Louis established capital planning policies and the Capital Fund in 1989. City ordinances require the Budget Division, together with the Capital Committee, to develop a five-year capital improvement plan (CIP) annually. Each year, a Capital Budget must be prepared based on the first year of the CIP. Both the CIP and Capital Budget must be submitted by the Budget Division to the Board of Estimate and Apportionment and Board of Aldermen for approval. The CIP and Capital Budget are submitted in the same manner and time as the general operating budget of the City.

The Capital Committee is responsible for the assessment and review of capital needs and must develop and recommend the CIP and Capital Budget. As established by ordinance, the Capital Committee consists of the following members: the Budget Director, who serves as Chairman, the Community Development Agency Director, the President of the Board of Public Service, the President of the Board of Aldermen (or his designee), one other Alderman appointed by the President of the Board of Aldermen, the Comptroller (or his/her designee), one other person from the Comptroller's Office, the Mayor (or his designee), and the Chairman of the Ways and Means Committee.

## Capital Improvement Plan (CIP) Budget Process



The Capital Committee selects and prioritizes capital projects using established criteria. The following criteria are used to evaluate projects:

- Capital improvements that will foster St. Louis' goal of preserving and improving municipal buildings and other assets;
- Capital improvements that will foster St. Louis' goal of fiscal stability and soundness;
- Capital improvements that will foster St. Louis' goal of preserving its infrastructure and heritage;
- Projects that reduce the cost of operations or energy consumption; and
- Projects that promote operational safety.

In January 1994, the Capital Committee adopted additional selection criteria. Projects are evaluated and funding recommendations are made according to the following priorities:

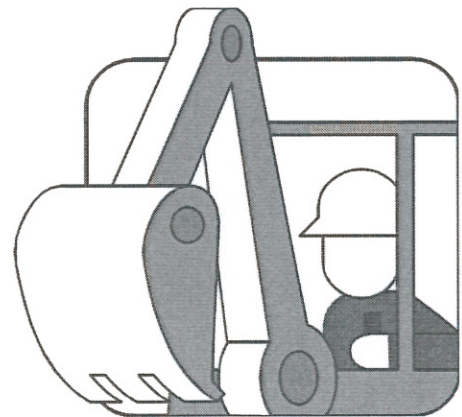
- 1) Required payment for existing debt service
- 2) Local match amounts for bridge improvements
- 3) Funding for State and Federal mandates, including underground storage tank removal, ADA compliance, asbestos and lead paint abatement
- 4) Ongoing replacements necessary for City operation.





## **Accomplishments (FY1989-FY2013)**

Since the establishment of the Capital Fund in 1989, the City has successfully begun the process of restoring and improving its capital assets. In August 1993, voters passed a ½ cent sales tax dedicated to capital improvement projects. This new source of revenue has greatly enhanced the City's ability to meet its capital needs. Major accomplishments of St. Louis' capital improvement program follow.



### ***Bridges and Street Reconstruction***

Beginning in FY1995, the Capital Committee adopted a policy of giving a high priority to the leveraging of federal funds available for bridge and street reconstruction. Since that time several bridges have been replaced, including the Truman Parkway (Phase I) South Kingshighway, Arsenal Street, Morganford, Natural Bridge, Lansdowne and Alabama bridges. Additionally, funding has been identified and appropriated for other bridges and street projects. Since 1995, the Capital Budget has provided over \$52.43 million for these programs. In addition to funds from the Capital Budget the General Obligation Bonds (G.O. Bonds) and the Capital Appreciation Bonds (CABs) have also provided funding for various projects. Since 2005 the G.O. Bonds have provided over \$4.01 million for Bridge and Street Reconstruction and CABs have provided over \$10.55 million for those projects. In FY2009 the Financed Facility & Infrastructure Projects Debt Service provided \$3.2 million for Road & Bridge Projects.



Following is a listing of the various projects funded and their expected completion dates:

#### BICYCLE/PEDESTRIAN PROJECTS

Broadway-Soulard Bike Path  
Goodfellow Bike Path  
Lindell Blvd. Bike Path  
North Riverfront Bike Path

#### ESTIMATED COMPLETION

Complete  
Complete  
Complete  
Complete

#### BRIDGE PROJECTS

Natural Bridge Ave. Viaduct  
Arsenal St. & Brannon  
Morganford & Fairview  
Southwest Ave. Bridge  
Jefferson Ave. Viaduct  
Chouteau & Vandeventer Viaduct  
Columbia Avenue at Southwest  
Delmar Bridge over MetroLink  
Grand Avenue over Mill Creek  
Lansdowne Ave Bridge over River des Peres  
Riverview Bridge over Mailine Creek  
Wellington Court over River des Peres  
River des Peres Bridge at McKenzie Creek  
Compton Bridge at Chouteau  
Kingshighway Bridge at Shaw

#### ESTIMATED COMPLETION

Complete  
Complete  
Complete  
Complete  
Pending  
Complete  
Pending  
Pending  
Pending  
Complete  
Pending  
Pending  
Pending  
Pending  
Pending

#### STREET RECONSTRUCTION PROJECTS

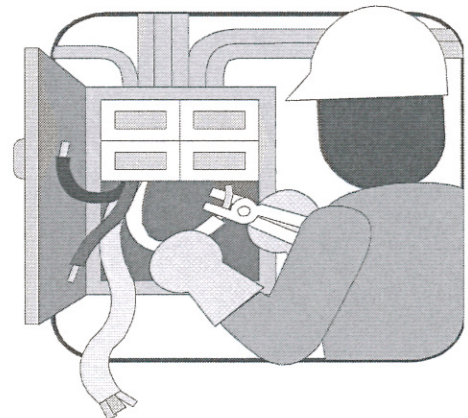
McRee Ave.  
Kingshighway (I-70 to Martin Luther King)  
Broadway & 7<sup>th</sup> Street Medians  
North & South Broadway  
Forest Park Parkway  
North Grand  
Dr. M.L. King Drive  
Delor Ave.  
Goodfellow Ave.  
Riverview Blvd.  
7th Street Reconstruction

#### ESTIMATED COMPLETION

Complete  
Complete  
Complete  
Complete  
Pending  
Pending  
Pending  
Pending  
Pending  
Pending  
Pending

#### ***Street Lighting Enhancement***

A program to increase the amount of wattage provided by city streetlights was completed in FY1998 at a total cost of \$1.75 million. The program consisted of effectively doubling the wattage in certain heavily used



areas. Wattage was increased from 70 to 150 and from 150 to 300 watts respectively. Areas singled out for the enhancement program were schools, recreation centers, churches and neighborhood parks. Additionally, since FY1995 aldermen have budgeted approximately \$3.0 million in Ward Capital funds for the lighting enhancement program in specified areas.

### ***Parks***

Infrastructure repairs in the six major parks have been completed and several other repair projects are on going. Since 1995, the Capital Budget has provided \$64.80 million to this program. Examples of the improvements in the major parks are as follows:

Carondelet	<ul style="list-style-type: none"><li>• Curb and sidewalk replacement</li><li>• Sidewalk and stair renovation at the Carondelet boathouse</li><li>• Reconstruction of park roadways</li><li>• Athletic field upgrades &amp; tennis court construction</li><li>• Picnic tables replacement</li><li>• Horseshoe Lake renovation</li><li>• Pavilion repairs</li><li>• ADA upgrade to comfort stations</li></ul>
Fairground	<ul style="list-style-type: none"><li>• Sidewalk and curb replacement</li><li>• Skating rink construction</li><li>• Repair of Footbridges</li><li>• Reconstruction of park roadways</li><li>• Athletic field upgrades</li></ul>
Forest Park	<ul style="list-style-type: none"><li>• Reconstruction of park roadways</li><li>• Repair of maintenance buildings</li><li>• Linear – Connected Waterway System</li><li>• Athletic fields renovation</li><li>• Design of projects for implementation of the Forest Park Master Plan</li><li>• ADA compliance at comfort stations</li><li>• Skating rink renovations</li></ul>
Tower Grove	<ul style="list-style-type: none"><li>• Resurfacing of roads and sidewalks</li><li>• Comfort station renovations</li><li>• Renovations of pavilions &amp; shelters</li><li>• Bridge repairs</li></ul>

O'Fallon	<ul style="list-style-type: none"> <li>• Enhanced lighting</li> <li>• Tennis Courts Repairs</li> <li>• Boathouse renovation</li> </ul>
Willmore	<ul style="list-style-type: none"> <li>• Reconstruction of park roadways</li> <li>• Construction of picnic shelters</li> <li>• Resurfacing of park roadways</li> <li>• Playground construction</li> <li>• Bicycle trail resurfacing</li> <li>• Replacement of lake walls</li> <li>• ADA upgrade to comfort station</li> <li>• Tennis court reconstruction</li> </ul>

### ***Major Equipment***

Since 1995, the Capital Budget has provided \$55.87 million for the replacement of computers, telecommunications, traffic control and rolling stock equipment used for City operations. In addition to funds from the Capital Budget the General Obligation Bonds (G.O. Bonds) and the Capital Appreciation Bonds (CABs) have also provided funding for various projects. Since 2005, the G.O. Bonds have provided \$4.0 million for Radio Communication Interoperability Equipment and CABs have provided over \$1.4 million for Rolling Stock Debt Service.



### ***Flood Protection***

The City in recent years experienced problems with flooding of both the Mississippi River and River des Peres. The Capital Budget in 1995 began funding of a program to help in the control of this problem. The Capital Budget has provided over \$2.4 million to this effort and will continue in the upcoming years. In 2006 the G.O. Bonds provided \$2.0 million in matching funds for the River Front Flood Control Systems.



### ***Recreation Facilities***

Many improvements have been made at the City's recreation centers. Capital improvement projects have focused mainly on exterior repairs, such as replacing roofs and doors. Renovations designed to bring the recreation centers into compliance with ADA are currently underway. Funding has also been provided for window replacement at Tandy Recreation Center air conditioning at Cherokee Recreation Center and interior renovations at Buder Recreation Center. In FY2009 the City began the process of constructing two new "state of the art" Recreation Centers, one located North and the one located South, which has since opened. Since 1995, the Capital budget has provided \$8.58 million to recreation center improvements.

### ***Municipal Facilities***

City owned buildings have been repaired, expanded and constructed under the capital improvement program. Completion of a 224-unit addition to the Medium Security Institution occurred in FY1997. The final phase of a \$42.0 million renovation is completed at the Civil Courts Building and the new Justice Center construction project at \$98.0 million was completed in FY2003. In 2009 the City began to occupy the 1520 Market Street Building and has relocated a number of City Departments to this newer facility. Other facilities improvements include roof replacement at the Medium Security Institution, Municipal Courts Building and Soldier's Memorial and elevator repair at City Hall. Major renovations are almost completed at many of the City's firehouses, funded through a Public Safety Bond Issue. These improvements will reduce the reliance on the Capital fund for these types of activities. Since 1995, the capital budget has provided over \$229.02 million for municipal facilities. Since 2005, the CABs Bonds have provided over \$11.47 million for Municipal Facilities Debt Service or Repairs/Renovations. In FY2009 the Facility & Infrastructure Debt Service provided \$23.38 million for Facilities Renovation Projects.



### ***Federal Mandates***

The City has made progress toward complying with several Federal and State mandates. These mandates include compliance with the Americans with Disabilities Act, EPA regulations on underground storage tanks, and asbestos and lead paint abatement. Since 1995, the capital budget has provided \$5.06 million to this program. In FY2009 the Facility & Infrastructure Projects Debt Service provided \$50,000 for Federal Mandated Projects. Funding for treatment of underground storage tanks sites and other Federal Mandates will require \$650,000, in the next five budgets.

### ***Police Area Command Stations***

Since the passage of the ½ cent sales tax, the debt service on the area command Police stations has been paid from the Capital Improvement Fund. Three area command Police stations, opened in FY90, replaced eight outmoded district stations, as well as the Fourth District. The consolidation was designed to improve the deployment of personnel and overall effectiveness of the Police Department. The Police Department has also been able to fund capital improvement projects, such as repairs to the headquarters building, from the Capital Improvement Fund. Since 1995 the capital budget has provided over \$29.55 million for both the debt service and other improvements. Funds available after payment of debt service costs on the area command stations were used to construct a prisoner processing area in the new Justice Center. In addition, the Public Safety Bond Issue is the source of funds for many renovations at Police Headquarters and in addition a new Police Laboratory which was completed in the Spring of 2005. The Capital Budget, in addition to Debt Service, funds a new Microwave Communication System Lease and additional equipment.

### ***Warning Siren System***

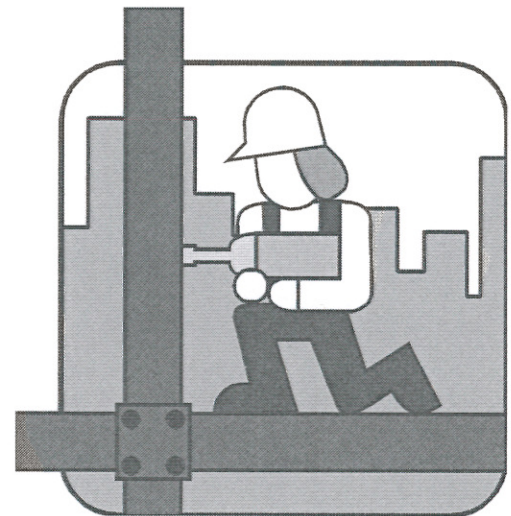
In response to the public safety hazard presented by the City's emergency warning siren system which was outdated and inoperable, the FY99 capital budget provided \$2.5 million to replace the existing system with a new state-of-the-art warning siren system. Installation of the new sirens was completed in FY2000.

## **The Next Five Years**

During the next five years, the City of St. Louis will continue to invest in its infrastructure. The five-year plan includes about \$320 million in capital projects. Major capital improvement projects that will be funded from FY2014 to FY2018 are described below.

### **Bridges**

The City will continue to fund its local match to receive the maximum amount of Federal funds available for bridge replacement under the TEA-21 program. Bridges scheduled for planning and replacement over the next five years include Wellington Rd., Grand, Columbia Ave., Kingshighway, Compton, Forest Park Parkway and North Tucker Viaduct. The CIP provides \$19.80 million over the next five years for matching funds under the TEA-21 program. The CIP also includes \$2.0 million in local funding to resurface and repair several bridges over the next five years.



### ***Street Repair and Enhancement***

A variety of street improvement projects are funded in the CIP and will receive Federal TEA-21 funds. They include Kingshighway Memorial Blvd. and 7th Street, also traffic signal interconnect upgrades to Market Street, Olive / Lindell, Vandeventer and West Florissant. In addition, the Traffic Signal Detection project will allow operators of Fire Trucks and Ambulances to remotely control traffic signals at busy intersections to allow for quicker and safer passage of emergency vehicles. The capital budget provides \$2.43 million in matching funds for those projects. The CIP also includes \$4.0 million for Arterial Street resurfacing over the next five years using all local funds.



## ***Parks***

Capital improvements will continue in the six major parks -- Forest Park, Tower Grove, Carondelet, Fairgrounds, O'Fallon, and Willmore. From FY2014 to FY2018, about \$14.14 million from the ½ Cent Capital Improvement Sales Tax will be spent on improvements in these six parks. The Metro Parks 1/10 Cent Sales Tax and the newly passed 3/16 Cent Metro Parks Sales Tax, the Major Parks will receive an additional \$7.69 million for improvement projects or equipment for the five year period. Both Metro Parks Sales Taxes will also provide approximately \$11.53 million as funds for improvements in the Neighborhood Parks for the five-year period. The \$80 million plan for the restoration of Forest Park is being funded from proceeds of a bond issue financed with Capital Funds dedicated to Forest Park. Separate Master Planning efforts for improvements in both O'Fallon and Fairgrounds Parks have been initiated and will serve as the guide for future capital projects in those two parks. Revenue from a lease agreement with Barnes-Jewish Hospital will provide funding for Projects in Forest Park and other City Parks & Facilities. Plans are currently being drawn to leverage the Capital funds by way of a Bond Issuance which will allow major renovations in both the Major Parks and many Neighborhood Parks.



## ***Recreation Facilities***

Nearly \$2.01 million in capital improvements are planned for the City's recreation centers over the next five years. Improvements are planned for the following recreation centers: Buder and Soulard Recreation Centers. Capital projects range from tuck- pointing to increasing access to the centers for persons with disabilities, as well HVAC renovations and window & door replacement. The City saw the completion and opening of the City's newest recreation facility in O'Fallon Park in the current fiscal year. Operated by the YMCA in conjunction with the Boys and Girls Club of America, this new recreation facility on the City's north side joins a similar south side facility completed a few years earlier in providing City residents and visitors with an array of new recreational opportunities in state of the art facilities. Both projects were made possible through the 1/8 cent sales tax for local parks funds which provides the funds for

financing the debt issued to build the centers as well as funding for operating subsidies of the privately run facilities. In early April 2013, both St. Louis City and County voters approved a new 3/16 cent sales tax for parks and trails improvements. Sixty percent of the local proceeds of the new tax will be allocated to the separate Metropolitan Park and Recreation District for Gateway Arch grounds and other regional park and trail improvements while the remaining forty percent will be allocated to improvements in the City's regional and neighborhood parks. The effective date of the new tax is October 1, 2013 and is projected to generate \$1.4M in capital funds for local park improvements in FY2014 and \$2.4 million annually in subsequent years.

### ***Municipal Facilities***

Over the next five years, the Capital Budget will provide nearly \$84.8 million for debt service to finance the construction and renovations of City facilities. Major projects include the Justice Center, the Civil Courts Building, the Gateway Transportation Center (Multimodal Facility), the Carnahan Courthouse, Juvenile Detention Center and 1520 Market Street (Abram) Complex. In addition to debt service funding, \$8.75 million in renovation work is planned, improvements include repairs at City Hall, Municipal Garage, Soulard Market, Soldiers' Memorial, Street Department and other City facilities. In addition, about \$22.51 million is planned to be spent on replacing rolling stock, computer equipment and facility renovations. This will either be in the form of debt service for the lease/purchase of equipment or straight purchase.

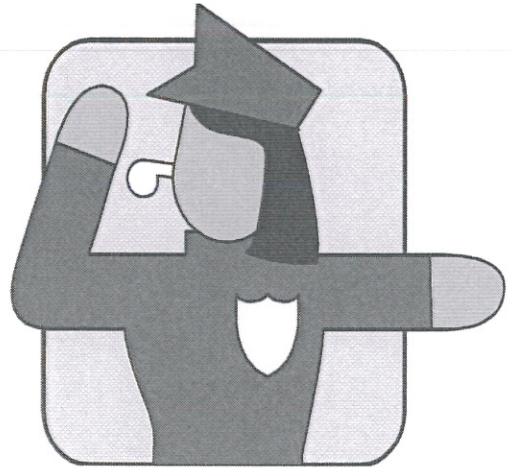
### ***Federal Mandates***

The City will continue to make capital improvements to comply with Federal mandates. The City has completed the removal of underground storage tanks, however, additional funding is required for testing and abatement of areas around former tank locations. Improvements to comply with the Americans with Disabilities Act and for asbestos and lead paint abatement in City facilities are funded over the next five years. The City has budgeted \$650,000 for these mandates.



### ***Police Department***

A portion of the sales tax revenues dedicated to the Police Department will be used to assist in paying off the Justice Center debt. Retirement of the Area Command Stations debt will allow for additional sales tax proceeds to be dedicated to the Justice Center debt payments and Police Department Improvements that were not covered by the Public Safety Bond Issue. Over the next five years, the Capital Budget will provide \$7.96 million for Police debt service and additional equipment



### ***Flood Protection***

After the experience of the 1993 and 1995 floods, the City began planning for a possible recurrence. In the past four years the Capital Budget provided funding for a study and first phase of construction for flood protection along River des Peres. In FY 2007, the G.O. Bond Issue provided \$2.0 million for matching funds for the implementation of the flood protection plan for the Mississippi River in conjunction with MSD and the Corp of Engineers.

### ***Public Safety Communications Systems Interoperability***

After the events of 911 the City began planning for improvements for the communications between the various Public Safety Departments. In FY2007 the G.O. Bond Issue provided \$4.0 million for implementation of the needed systems to improve Communications between the Police Department, Fire & EMS Department and other City & State Departments during an emergency. That funding provided for the leveraging of other State and Federal monies for the completion of the needed systems. Over the next five years the Capital Budget will provide \$400,000 for the Microwave Communications Systems debt service for the Police Department radio equipment.





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## **FY 2014-2018 SUMMARY**

### **SUMMARY OF PROJECTS**

The Capital Improvements Plan identifies the projects funded in the FY2014 capital budget and those projects scheduled for the next four years. Projects included in the Capital Improvements Plan (CIP) have a projected cost of \$320 million and will be funded through a combination of local, state and federal sources. Over the five-year period, approximately \$228 million in City funds will be appropriated to pay for the projects. This amount includes outright purchases as well as debt service payments, and in the case of road and bridge projects, the City's local matching share of the total cost.

The projected appropriations are summarized in Table 1. A detailed description for each project is included in the following sections.



**TABLE I**  
**CAPITAL IMPROVEMENTS PLAN**  
**USE OF FUNDS**

		<b>FY2014</b>	<b>FY2015</b>	<b>FY2016</b>	<b>FY2017</b>	<b>FY2018</b>
<b>ROAD AND BRIDGE PROJECTS</b>						
ARTERIAL STREET RESURFACING		0	1,000,000	1,000,000	1,000,000	1,000,000
BRIDGE REPAIR/RESURFACING		0	500,000	500,000	500,000	500,000
BRIDGE RECONSTRUCT/REPLACEMENT (ISTEA)		0	10,650,000	4,700,000	2,950,000	1,500,000
EQUIPMENT REPLACEMENT (ISTEA)		150,000	1,230,000	550,000	0	0
STREET RECONSTRUCTION (ISTEA)		0	440,000	60,000	0	0
<b>ROAD AND BRIDGE PROJECTS</b>	<b>Total</b>	<b>\$150,000</b>	<b>\$13,820,000</b>	<b>\$6,810,000</b>	<b>\$4,450,000</b>	<b>\$3,000,000</b>
<b>NEIGHBORHOOD STABILIZATION PROJECTS</b>						
MAJOR PARKS IMPROVEMENTS (1/2 CENT & METRO & GRANTS)		3,898,800	4,463,400	4,418,900	4,442,000	4,455,915
POLICE DEPARTMENT IMPROVEMENTS		1,598,500	1,593,000	1,595,000	1,597,000	1,599,000
METRO PARKS - (NEIGHBORHOOD PARKS)		1,772,400	2,413,900	2,425,900	2,438,100	2,450,300
RECREATION CENTER IMPROVEMENTS		0	497,100	500,000	501,000	504,000
WARD IMPROVEMENT PROJECTS		6,010,500	8,272,900	8,318,000	8,362,500	8,407,000
<b>NEIGHBORHOOD STABILIZATION PROJECTS</b>	<b>Total</b>	<b>\$13,280,200</b>	<b>\$17,240,300</b>	<b>\$17,257,800</b>	<b>\$17,340,600</b>	<b>\$17,416,215</b>
<b>FACILITY IMPROVEMENTS AND EQUIPMENT REPLACEMENT</b>						
BUILDING IMPROVEMENTS		0	1,050,000	1,050,000	1,050,000	1,050,000
CIVIL COURTS BUILDING IMPROVEMENTS		2,827,300	2,738,000	0	0	0
CARNAHAN COURTHOUSE IMPROVEMENTS		2,196,000	2,185,000	2,183,000	2,183,000	2,183,000
FEDERAL MANDATES		0	150,000	150,000	150,000	150,000
GATEWAY TRANSPORTATION FACILITY IMPROVEMENTS		568,000	568,000	568,000	568,000	568,000
JUSTICE CENTER PROJECT		10,505,600	10,503,100	10,501,100	10,499,100	10,497,100
FACILITY & INFRASTRUCTURE PROJECTS - JUVENILE DETENTION		1,545,500	1,545,500	1,548,900	1,546,300	1,546,300
1520 MARKET STREET IMPROVEMENTS		1,061,411	1,061,411	1,061,411	1,061,411	1,061,411
IMPROVEMENT PROJECTS		0	30,000	30,000	30,000	30,000
ROLLING STOCK & COMPUTER REPLACEMENT		2,585,231	3,239,799	2,694,367	2,694,367	2,694,367
ROLLING STOCK & FACILITIES RENOVATIONS		1,400,000	1,800,000	1,800,000	1,800,000	1,800,000
<b>FACILITY IMPROVEMENTS AND EQUIPMENT REPLACEMENT</b>	<b>Total</b>	<b>22,689,042</b>	<b>\$24,870,810</b>	<b>\$21,586,778</b>	<b>\$21,582,178</b>	<b>\$21,580,178</b>
<b>ENGINEERING, DESIGN AND ADMINISTRATION</b>	<b>Total</b>	<b>\$1,090,000</b>	<b>\$1,090,000</b>	<b>\$1,090,000</b>	<b>\$1,090,000</b>	<b>\$1,090,000</b>
<b>All Capital Improvement Projects</b>		<b>\$37,209,242</b>	<b>\$57,021,110</b>	<b>\$46,744,578</b>	<b>\$44,462,778</b>	<b>\$43,086,393</b>



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### **Road and Bridge Improvement Projects**

Road and Bridge improvement projects costing over \$72 million are planned for FY2014 to FY2018. These projects represent about 10.1 percent of total CIP projects either in progress or begun over the five-year period and are budgeted at \$22.23 million. Many of the transportation projects are funded through the Federal Surface Transportation Program. For these projects, the City is required to fund an approximate 20 percent local match payment.

The CIP also includes \$4.0 million for arterial street resurfacing and \$2.0 million for bridge resurfacing or repair. These street and bridge improvements will be funded entirely with City dollars. Prior to the passage of the capital improvement sales tax, many needed arterial street and bridge repairs went undone.

### **Neighborhood Stabilization Projects**

Neighborhood stabilization capital projects include improvements in the City's 28 wards, recreation centers, parks, and Police Department. Approximately \$82.53 million in neighborhood stabilization projects is included in the five-year plan. Proposed five-year plan funding includes the following:

- \$39.37 million for Ward improvements
- \$21.68 million for Major Park improvements
- \$11.50 million for Neighborhood Park improvements
- \$7.98 million for Police Department improvements
- \$2.00 million for Recreation Center improvements

The majority of neighborhood stabilization projects will be improvements in the City's neighborhoods and parks. Due to economic conditions, part of the 1/2Cent Sales Tax was reallocated to fund existing debt, thus the amount for Ward projects has been reduced. Also, due to decreased Sales Tax collection in FY13 the Ward beginning Fund Balance is a negative \$162,000. Each Ward will receive approximately \$214,660 for capital improvements recommended by the





Aldermen. In the past, the Aldermen have used these funds to resurface residential streets & alleys, improve parks, reconstruct alleys, sidewalk & curb replacement, street tree planting and dumpsters.

### **Facility Improvements and Equipment Replacement**

Approximately \$112.30 million will be expended for facility improvements and equipment replacement in the next five years. More than 97% of this amount will be expended to retire the debt associated with the Downtown Justice Center and the expansion of the Medium Security Institution, the renovations to the Civil Courts Building and the Carnahan Courthouse, the Rolling Stock, Computer Systems, Gateway Transportation Center (Multimodal), Facility & Infrastructure Debt Service (Juvenile Detention) and 1520 Market (Abram) Building - Debt Service. Detail descriptions of projects funded by the new debt service are located later in this book. Projects proposed in the five-year plan are as shown below:

- \$52.51 million for MSI expansion and Justice Center financing
- \$5.56 million for renovations & financing of the Civil Courts building
- \$13.91 million for rolling stock and computer equipment replacement
- \$8.60 million for rolling stock and facility renovations
- \$10.93 million for renovations & financing of the Carnahan Courthouse
- \$2.84 million for renovations & financing of the Gateway Transportation Center
- \$5.31 million for renovations & financing of the 1520 Market (Abram) Facilities
- \$7.73 million for Facility & Infrastructure Debt Service (Juvenile Detention)
- \$3.48 million for Federal Mandates, repairs to City buildings and other projects

### **SUMMARY OF FUNDING SOURCES**

The capital projects included in this plan will be financed through a combination of local, state, and federal sources. Table II presents a summary of estimated resources available for capital expenditures for the next five years. A brief description of the funding sources follows.

**TABLE II**  
**CAPITAL IMPROVEMENTS PLAN**  
**SOURCE OF FUNDS**

	<b>FY2014</b>	<b>FY2015</b>	<b>FY2016</b>	<b>FY2017</b>	<b>FY2018</b>
1/10 Cent Sales Tax for Metro Parks (40% Major Parks)	<b>646,000</b>	649,200	652,500	655,800	659,000
1/10 Cent Sales Tax for Metro Parks (60% Neighborhood Parks)	<b>969,000</b>	973,900	978,700	983,600	988,600
1/10 Cent Sales Tax for Metro Parks - Beginning Balance	<b>-61,000</b>	0	0	0	0
1/2 Cent Sales Tax for Capital Improvement	<b>17,550,000</b>	17,637,800	17,726,000	17,815,000	17,904,000
1/2 Cent Sales Tax for Capital Improvement - Beginning Balance City Wide	<b>-95,000</b>	0	0	0	0
1/2 Cent Sales Tax for Capital Improvement - Beginning Balance Major Parks	<b>-81,000</b>	0	0	0	0
1/2 Cent Sales Tax for Capital Improvement - Beginning Balance Recreation Center	<b>0</b>	0	0	0	0
1/2 Cent Sales Tax for Capital Improvement - Beginning Balance Ward Accounts	<b>-162,000</b>	0	0	0	0
1/2 Cent Sales Tax for Capital Improvement - Police Capital Beginning Balance	<b>-47,500</b>	0	0	0	0
3/16 Cent Sales Tax for Metro Parks (Major Parks)	<b>560,000</b>	960,000	964,800	969,600	974,500
3/16 Cent Sales Tax for Metro Parks (Neighborhood Parks)	<b>840,000</b>	1,440,000	1,447,200	1,454,500	1,461,700
Courthouse Restoration Fund - Municipal Courts	<b>200,000</b>	200,000	200,000	200,000	200,000
Courthouse Restoration Fund - State Courts	<b>1,300,000</b>	1,300,000	1,300,000	1,300,000	1,300,000
CVC Capital Lease Reimbursements	<b>217,000</b>	217,000	217,000	217,000	217,000
Gasoline Tax Revenue - (County Share)	<b>630,000</b>	630,000	630,000	630,000	630,000
General Fund Transfer - Carnahan Courthouse Debt Service	<b>2,189,000</b>	2,185,000	2,183,000	2,183,000	2,183,000
General Fund Transfer -Justice Center Lease Payment	<b>6,082,000</b>	5,600,000	5,600,000	5,600,000	5,600,000
General Fund Transfer for Civil Courts Debt	<b>1,327,281</b>	0	0	0	0
Income from Sale of City Assets	<b>350,000</b>	350,000	350,000	350,000	350,000
Transfer from Gaming Revenue Fund	<b>4,800,000</b>	6,000,000	6,000,000	6,000,000	6,000,000
<b>TOTAL SOURCES OF REVENUE</b>	<b>\$37,213,781</b>	<b>\$38,142,900</b>	<b>\$38,249,200</b>	<b>\$38,358,500</b>	<b>\$38,467,800</b>



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## Local Sources

The major local funding source is the ½ Cent Sales Tax for Capital Improvements. This tax was passed in 1993 and should provide about \$17.55 million this year for capital improvements. Proceeds from the capital improvement sales tax are distributed among the City's 28 wards (50%), citywide improvements (20%), major parks (17%), the Police Department (10%), and recreation centers (3%). However, due to continuing budget pressures, \$2.5 million of the Ward and Recreation Center allocations has been reallocated to fund existing City wide debt obligations.

The City's General fund, supported by local taxes and fees, remains the funding source for times when existing capital revenues are insufficient to meet all obligations. In FY2014, the general fund budget will include a transfer of \$9.59 million to the Capital Fund. Additional local revenue of approximately \$350,000 is expected from the sale of City assets.

With Sales Tax receipts in FY13 projected to lag behind original estimates, the Capital Fund Budget will include a negative beginning balance of approximately \$385,000, with appropriations adjusted as shown on Table II.

Beginning in FY2002 the City Parks and Recreation system began receiving funds from the regional 1/10 Cent Metro Parks Sales Tax and in FY2013 a new tax was approved by the voters, the 3/16 Cent Metro Sales Tax. The City's combined portion of the tax from both sources will be approximately \$3.01 million, which after a negative beginning balance of -\$61,000, results in a net \$2.94 million in FY2014. The total Metro Parks tax distribution is as follows; \$1.18 million will go to the Major Parks and \$1.77 million to the neighborhood parks.

In FY2002, the City passed an ordinance imposing court costs of \$5.00 on certain cases adjudicated in Municipal Courts. Revenue from these cases is estimated to be \$200,000 annually and will be used to offset debt service on financing to provide improvements at City owned courthouses.





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## **State Sources**

The Capital Fund receives funding from taxes and fees imposed by the State of Missouri. The City has allocated a portion of the proceeds of the statewide gasoline tax to be used for capital improvements. In FY2014, \$630,000 in gasoline tax revenues will be appropriated to the Capital Fund. These revenues are used to help fund the City's local match requirements on bridge replacement and street repair projects financed through the Federal programs.

In 1995, the State imposed an additional \$35 court filing fee on cases filed in the 22nd Judicial Circuit Court in St. Louis. The filing fee has since been raised to \$45 per case. Revenues generated from this filing fee are being used to assist in financing renovations to the Civil Courts Building. This filing fee generates about \$1.30 million annually.

## **Federal Sources**

The City of St. Louis relies heavily upon Federal funding to finance its road and bridge improvement projects. Federal funding is available through the Surface Transportation Project (STP), which was established through the Intermodal Surface Transportation Efficiency Act (ISTEA & TEA-21). The STP program provides 75 to 100 percent of the cost of major bridge renovation or replacement projects and certain street improvement projects. The St. Louis Metropolitan region receives approximately \$14 million annually in such matching funds and is currently on a three year planning cycle.

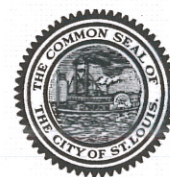


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## Gaming Revenue

In December 2007, Lumiere Place, a new gaming facility operated by Pinnacle Casinos opened on Laclede's Landing. The new facility, though not subject to Port lease payments due to its location, led to a more than doubling of the gaming revenues in FY09 over the two years prior. In 2008, Missouri voters approved removing loss limits as well as a 1% increase in the State tax rate on adjusted gross receipts (AGR). Now at 21% of AGR, the City receives 10% of this amount, or 2.1% of the AGR. In addition, the City continues to receive \$1 of the State imposed \$2 head tax on the number of admissions. The closing of the old President casino on the Admiral Riverboat in July of 2010 resulted in the loss of approximately \$2.0M in Port lease payments and gaming revenues. The opening of the new Pinnacle casino in south St. Louis County has also drawn some business from the existing Lumiere operation in the City. As part of the development agreement of this second casino, Pinnacle has made annual payments to the City of \$1M, to help offset this reduction in gaming receipts. In FY14, it is estimated that Gaming will provide \$4.8 million in revenues which will be appropriated to the Capital Fund.

In appropriating these revenues the City has opted for a spending formula that maximizes the impact of these receipts without making ongoing City operations dependent on the success of the gaming industry. By state statute, the 2% of AGR the City receives from the state is set aside for use in providing services necessary for the safety of the public visiting gaming boats. Funds from this source are appropriated primarily for Police Department services on the riverfront and for riverfront floodwall and other public right-of-way improvements. Revenue from the admission fee is unrestricted as to use and is used to supplement funds for capital improvement projects and to further economic development efforts.



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## **Capital Improvements Plan - Impact on Operations**

One of the criteria used in developing the City's Capital Improvements Plan is based on the impact a capital project may have on current and future operating budgets. Knowing to what extent a given project will increase or decrease future operating costs provides the opportunity to plan ahead once the project is approved and funded. For the most part, projects such as road and bridge improvements, building improvements and rolling stock replacement effectively improve the City's infrastructure and reduce the strain on resources dedicated for street, building and vehicle maintenance. Of course with the increase in the number of projects made possible by 1/2-cent sales tax proceeds, more operating funds have been allocated in recent years for design and engineering. For example, the Board of Public Service staff increased to address increased demand of design work and project management. The enhanced street lighting program has increased the City's energy costs but the conversion to LED traffic signal lights has reduced that cost. The completion of a salt storage facility and roof repairs to smaller storage units should reduce run-off and decrease the amount of salt purchased. While the operating budget impact of this kind of capital spending is not project specific, other large capital projects such as the City Justice Center, Gateway Transportation Center and take over of the Caranahan Courthouse will have a unique and sometimes identifiable impact on the City's general fund budget. With the opening of the Abram Building and the consolidation of numerous departments at that location, the City received the benefits of reduction of the costs for rental space and an improved environment for those departments and the Citizens they serve.

Table III presents a summary of projects funded by the Capital Budget that have or will have impact on future operating costs.



**TABLE III**  
**CAPITAL IMPROVEMENT PLAN**  
**ESTIMATED IMPACT ON OPERATIONS SUMMARY**

**Project / Division**

**Operating Budget Impact**

**Ward Capital Projects**

Street Division

The Street Division provides the labor, engineering, design and project management services for the Ward Capital funded paving, street & sidewalk projects. These projects are small in size but collectively they involve a major portion of the departments operational costs. To offset these costs the Capital Budget reimburses the department for a portion of their labor costs as noted below.

**Public Works Projects &**

**Ward Capital Projects**

Board of Public Service (BPS)

The Board of Public Service (BPS) provides the engineering, design and project management services for the City's public work projects and the Ward Capital projects. Many of these projects are small in size and have little impact on the operating budget, however collectively the need to design and manage a greater number of projects has led to increases in the operating budget for BPS. To offset these costs the Capital Budget reimburses the department for a portion of their labor costs, as noted below.

**LED Traffic Signal Upgrades**

Streets - Traffic & Lighting

With a loan from the Missouri Department of Energy the Traffic Signal division of the Street Department has replaced the majority of traffic signal lamps with LED type units. These LED type lamps have a longer operational life and reduced voltage requirements. Part of the final payment for Phase I of the project was completed in FY10, with the Phase II final payment in FY13. The repayment costs of the loan are offset by the reduced utility costs and labor savings due to the functional life of the units, as noted below.

**Civil Courts Debt Service &**

**Improvements**

City-Wide Accounts

Of the \$2.89M in annual debt service required to retire the debt on the FY94 Civil Courts building improvement lease, \$1.50M is funded by court fees specifically dedicated to the building improvements. The balance has been funded from other capital revenues.

**Justice Center**

City-Wide Accounts, Dept of  
Public Safety & Facilities  
Management

The annual debt service on the Justice Center totals approx. \$10.51M The facility has also benefited from the rental of bed space to the U.S. Federal Marshal Service, with an estimated revenue of \$225,000 annually. The City has gained added detention capacity with this facility which has an operating budget of \$21.79M. The Facilities Management Division is incurring an increase in operating costs for maintenance and has additional utility costs of approximately \$975,000 for this facility.

**Carnahan Courthouse Debt**

**Service & Improvements**

City-Wide Accounts, Board of  
Public Service, Facilities  
Management & Circuit Courts

In the spring of 2001, the City acquired the Carnahan Courthouse (Old Federal Courthouse) adjacent to the City's new Justice Center. The debt service on the Carnahan Courthouse renovation totals approx. \$2.2M. The Board of Public Service is experiencing design and management costs associated with repairs and renovations required. The Circuit Courts is incurring operational costs for building maintenance of \$900,000 and Facilities Management Division is incurring utility costs of approx. \$800,000 for the facility.

**Abram Building Debt**

**Service & Improvements**

City-Wide Accounts &  
Facilities Management

City Departments began to occupy this facility in Spring 2009. The building allowed Departments which were previously in rental space or in substandard facilities to move to a more modern facility. The debt service totals approx. \$0.5 million and the improvement debt service will be \$0.6 million. The operational costs of the facility will be approx. \$1.6 million annually. This facility has allowed the City Courts and SLATE to move from rental space and the Health Department to move from an antiquated building. A number of City departments, such as CDA, SLDC and other agencies have also recently moved into the facility.

**TABLE III**  
**CAPITAL IMPROVEMENT PLAN**  
**ESTIMATED IMPACT ON OPERATIONS COST SUMMARY**

**Project / Division**

**Operating Budget Impact**

**Gateway Transportation Center Debt Service & Improvements**

City-Wide Accounts & Facilities Management

In 2009, the City opened the Gateway Transportation Center, which will provide a connection point for surface transportation in the area. The debt service totals approx. \$0.6 million. It is expected that the operational costs of the facility will be offset by revenues generated. In FY14 the General Fund will not provide a subsidy for operational costs

**Facility & Infrastructure Debts Service (Juvenile Detention)**

In FY09 the Facility & Infrastructure Debt Service, funded by the Capital Budget, provided \$4.5 million for HVAC, Plumbing and Electrical Remediation at the facility. The Capital Budget provides the funding for the Facility & Infrastructure Debt Service of \$1.5 million annually. This funding has allowed for numerous needed repairs and renovations in many City facilities.

**Project / Division**

**FY14**

**FY15**

**FY16**

**FY17**

**FY18**

**Public Works & Ward Capital Projects**

Street Division - Street Projects	\$900,000	\$900,000	\$900,000	\$900,000	\$900,000
Street Division - Capital Reimbursements	(440,000)	(440,000)	(440,000)	(440,000)	(440,000)
BPS - Ward & Public Works Projects	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000
Board of Public Service - Capital Reimbursements	(650,000)	(650,000)	(650,000)	(650,000)	(650,000)

**LED Traffic Signal Upgrades**

Streets - Traffic & Lighting	0	0	0	0	0
Streets - Traffic & Lighting - Utility Costs	(126,000)	(130,000)	(132,000)	(134,000)	(136,000)

**Civil Courts Debt & Improvements**

City-Wide Accounts	1,327,000	1,238,000	0	0	0
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**Justice Center**

City-Wide Accounts	10,505,600	10,503,100	10,501,100	10,499,100	10,497,100
Facilities Management	975,000	1,000,000	1,025,000	1,025,000	1,025,000

**Carnahan Courthouse Debt & Improvements**

City-Wide Accounts	2,196,000	2,185,000	2,183,000	2,183,000	2,183,000
Facilities Management	800,000	805,000	810,000	815,000	820,000
Circuit Courts	900,000	910,000	915,000	920,000	925,000

**Abram Building Debt Service & Improvements**

Operational Costs	1,061,411	1,061,411	1,061,411	1,061,411	1,061,411
Rental & Operational Costs Savings	(763,000)	(763,000)	(763,000)	(763,000)	(763,000)

**Gateway Transportation Center Debt Service & Improvements**

City-Wide Accounts	568,000	568,000	568,000	568,000	568,000
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**Facility & Infrastructure Debts Service (Juvenile Detention)**

City-Wide Accounts	1,545,500	1,545,500	1,548,900	1,546,300	1,546,300
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\$19,899,511	\$19,833,011	\$18,627,411	\$18,630,811	\$18,636,811
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